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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

MIDWAY SEWER DISTRICT, a municipal corporation

vs.

NHUNG T. NGUYEN, as her separate estate, and JOHN DOE NGUYEN, her spouse if any and the marital community composed thereof; NEW CENTURY MORTGAGE CORPORATION; CAPITAL ONE BANK (USA), N.A.; JPRD INVESTMENTS, LLC; DEPARTMENT OF TREASURY, IRS; HARVEST CREDIT MANAGEMENT VIII, LLC; ACCOUNTS RECEIVABLE INC.; and CITIBANK, N.A.

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 13-2-06851-6 KNT

JUDGMENT RENDERED ON 02/27/2014  
ORDER OF SALE ISSUED: 06/25/2014  
DATE OF LEVY: 07/10/2014

TO: NHUNG T. NGUYEN, (In rem), JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**20639 11TH AVE S., DES MOINES, WA 98198**

LOTS 1 AND 2 AND A PORTION OF LOT 3 IN BLOCK 39 OF GROVE ADDITION TO DES MOINES, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 83, RECORDS OF KING COUNTY AUDITOR, AND THAT PORTION OF VACATED 11TH AVENUE SOUTH (VACATED JUNE 16, 1934), ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 39; THENCE ALONG THE WEST LINE THEREOF NORTH 00°04'25" WEST 62.52. FEET; THENCE NORTH 89°57'53" EAST 118.57 FEET; THENCE SOUTH 00°05'42" EAST 62.52 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK 39; THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION AND SAID SOUTH LINE SOUTH 89°57'35" WEST 118.59 FEET TO THE POINT OF BEGINNING;  
(ALSO KNOWN AS LOT 7 OF KING COUNTY LOT LINE ADJUSTMENT NO. 89-M0097, RECORDED UNDER RECORDING NO. 9105080928);  
SITUATE IN THE CITY OF DES MOINES, COUNTY OF KING, STATE OF WASHINGTON.  
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 2946002670.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: AUGUST 29, 2014**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$5,712.79** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **August 29, 2015.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **AUGUST 29, 2015**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
SNURE LAW OFFICE PSC  
612 SOUTH 227TH STREET  
DES MOINES, WA 98198  
(206) 824-5630